060.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	856,200 / 856,200
					USE VALUE:	856,200 / 856,200
					ASSESSED:	856,200 / 856,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZGERALD EDWARD M
Owner 2:	
Owner 3:	
Street 1:	10 CALVIN STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .068 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2736 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	2949.000	500,300		355,900	856,200
Total Card	0.068	500,300		355,900	856,200
Total Parcel	0.068	500,300		355,900	856,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.94 /Parcel: 312.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40119

GIS Ref

GIS Ref

Insp Date 10/24/18

!5281!

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	500,300	0	2,949.	355,900	856,200		Year end	12/23/2021
2021	105	FV	478,400	0	2,949.	355,900	834,300		Year End Roll	12/10/2020
2020	105	FV	478,400	0	2,949.	355,900	834,300	834,300	Year End Roll	12/18/2019
2019	105	FV	369,900	0	2,949.	350,800	720,700	720,700	Year End Roll	1/3/2019
2018	105	FV	369,900	0	2,949.	269,500	639,400	639,400	Year End Roll	12/20/2017
2017	105	FV	348,000	0	2,949.	254,200	602,200	602,200	Year End Roll	1/3/2017
2016	105	FV	348,000	0	2,949.	233,900	581,900	581,900	Year End	1/4/2016
2015	105	FV	311,800	0	2,949.	218,600	530,400	530,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:55:27

LAST REV

Date	Time
04/16/19	14:31:03
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5281

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOMES ROBERT L	25639-185		9/8/1995		177,000	No	No	Y	

USER DEFINED

Prior Id # 1:	40119
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2012	737	Redo Kit	10,000					
9/1/1995	505		8,500					STAIRWAY + DORMER
7/19/1993	328	Manual	4,860					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS&NOTICE	CC	Chris C
6/12/2013	Info Fm Prmt	BR	B Rossignol
7/19/2012	Info Fm Prmt	BR	B Rossignol
12/6/2008	Meas/Inspect	201	PATRIOT
2/22/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		2949		Sq. Ft.	Site		0	70.	1.72	6									355,929						355,900	

Total AC/HA:	0.06770	Total SF/SM:	2949	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	355,929	Spl Credit		Total:	355,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03377187
Const Adj.:	0.99989998
Adj $ / SQ:	186.060
Other Features:	150500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	725048
Depreciation:	224765
Depreciated Total:	500283

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

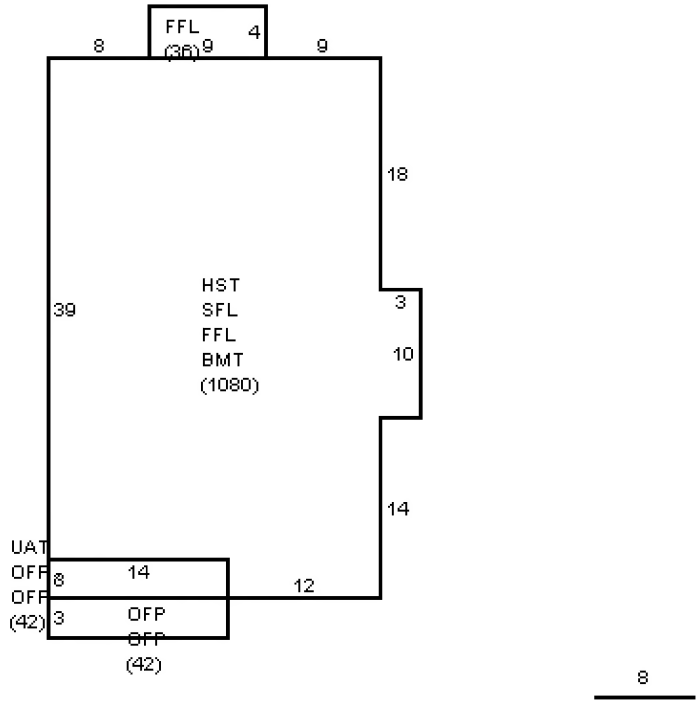
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	186.06
Special Features:	0	Val/Su Net:	125.23
Final Total:	500300	Val/Su SzAd	182.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,116	186.060	207,643
BMT	Basement	1,080	55.820	60,284
SFL	Second Floor	1,080	186.060	200,945
HST	Half Story	540	186.060	100,473
OFP	Open Porch	168	26.320	4,422
UAT	Upper Attic	11	74.420	781

Net Sketched Area:	3,995			Total:	574,548
Size Ad	2736	Gross Area	4566	FinArea	2736

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc